



VERITY
FREARSON

23 VICTORIA ROAD, HARROGATE, HG2 0EY

£675,000

23 VICTORIA ROAD,

Harrogate, HG2 0EY

A fantastic opportunity to purchase a four-bedroom detached property occupying a generous plot and situated in this prime Harrogate location close to the famous Harrogate Stray, and within a few minutes' walk of Harrogate town centre.

This property represents a fantastic opportunity for buyers to modernise and potentially extend / re-develop to suit their own requirements, subject to obtaining the necessary consents. The accommodation currently comprises two reception rooms, together with a kitchen, utility room and downstairs shower room. On the first floor there are four bedrooms and a bathroom with separate WC. The property occupies a particularly generous plot and has a generous driveway, together with gardens to the side and rear enjoying a southwest-facing aspect.

Victoria Road is a prime residential position close to the edge of the famous Harrogate Stray and within easy walking distance of Harrogate town centre, where there is an excellent range of amenities on offer.



2 Reception Rooms · Dining Kitchen · Utility Room

4 Bedrooms · Bathroom · Shower Room

Ample Off-Road Parking · Gardens To Rear And Side







ACCOMMODATION

GROUND FLOOR **RECEPTION HALL**

SITTING ROOM

A large reception room with open fire and extended living area with windows and glazed doors overlooking the garden.

DINING ROOM

A further reception room with windows to two sides.

DINING KITCHEN

With a range of fitted units with gas hob and oven and space for appliances.

UTILITY ROOM

With worktop and sink and space for washing machine.

SHOWER ROOM

With WC, washbasin and shower

FIRST FLOOR

BEDROOMS

There are four bedrooms on the first floor, three of which have fitted wardrobes.

BATHROOM

Washbasin, bath with shower above.

SEPARATE WC

FLOOR PLAN



Total Area: 139.7 m² ... 1503 ft²

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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Outside

A generous driveway provides ample parking and has an electric car charging point. The property occupies a generous plot, having gardens to the side and rear with lawn, planted borders and shed.

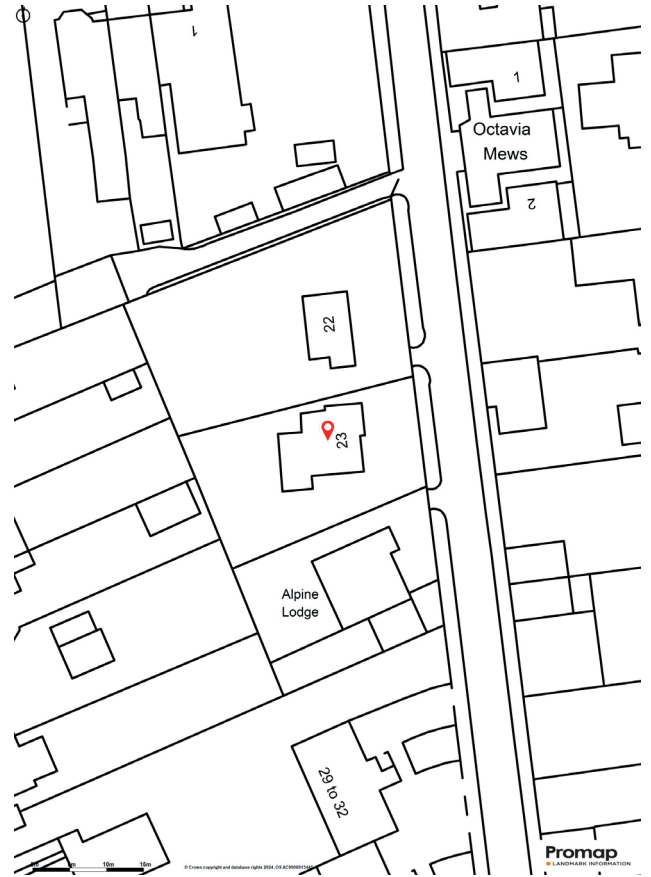
Services

All mains services connected.

Tenure

Freehold

Council Tax Band - F



Harrogate

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